



CITY OF Incorporated 1977

FULSHEAR

281-346-1796 (ph) 281-346-2556 (fax)

30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES DECEMBER 12, 2014

1. Call to Order

A Regular Meeting was called to order by Chairman Derek Einkauf at 8:31 a.m. on Friday, December 12, 2014 at Fulshear City Hall located at 30603 FM 1093 Road, Fulshear, Texas 77441.

Members Present:

Derek Einkauf, Chairman
David Worley, Co-Chairman
Harold Collins
Chad Haynes
Ira Leary
Amy Pearce

Members Absent:

Darryl Royer

City Staff Present:

D. (Diana) Gordon Offord, City Secretary
C.J. Snipes, City Administrator
Michelle Killebrew, City Official
April Jensen, Permit Clerk

Others Present:

Sam Yager III
John Bowen
Tegan Marroquin
Karen Rogers
Rene Rodriguez
Cormak Creaven
Bobby Deden
Ralph Wissel
And 17 others who did not sign in

[Type text]

Planning and Zoning Commission Minutes
December 12, 2014
Page 2

2. Quorum

Chairman Einkauf announced that we have a quorum.

3. Citizen's Comments

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizens' Comments.

4. PUBLIC HEARING-SPECIAL USE PERMIT

Notice is hereby given that a Public Hearing shall be held by the Planning and Zoning Commission of the City of Fulshear at its meeting December 12, 2014 at 8:30 a.m. in the Fulshear City Hall, Council Chambers located at 30603 FM 1093 West, Fulshear, Texas 77441.

The purpose of the hearing is to receive comments from interested individuals regarding request for Special Use Permit in the downtown area.

The property owner has requested for a Special Use to allow a business/office establishment.

Project: Site Location: Lot 10,Block 14, Town of Fulshear

Zoning: Downtown District

Request: This is special use request

Current use: vacant land

Represented by Property Owner: David Kae

A copy of the Special Use Permit Request is available for review. Please contact the office of the City Secretary, D. (Diana) Gordon Offord, City Hall, 30603 FM 1093 West, Fulshear, Texas 77441 for more information or telephone 281-346-1796 X204. Posted: 11-25-2014.

Chairman Einkauf opened the Public Hearing at 8:32 a.m. Michelle Killebrew, City's Building Official, stated that this property is located behind Dozier's store and will have five parking spaces and that includes one for handicapped. Ms. Killebrew stated it would be a small office building. Currently this land is vacant.

A Mr. Sanders from the audience stated he has no objections.

David Kae, potential owner of the property, stated he plans to build an office on the property that will do home sales and will rent out the other portion of the office.

[Type text]

Planning and Zoning Commission Minutes

December 12, 2014

Page 3

There were no other comments from the audience.
Chairman Einkauf closed the Public Hearing at 8:36 a.m.

5. Approval of Minutes

NOVEMBER 7, 2014, Regular Meeting

A motion was made by Planning and Zoning Member Worley to approve minutes as presented. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley

Nays: None

Absent: Royer

6. Consideration and possible action on Tamarron Section 11/Final Plat

City Engineer recommends a side yard waterline easement of at least 15-foot and on the plan only a 10-foot easement is shown. The representative from Tamarron stated they are in the process of correcting. Ms. Killebrew stated the correction has not been received as yet.

A motion was made by Planning and Zoning Member Worley to not approved Tamarron Section 11/Final Plat. It was seconded by Planning and Zoning Member Collins. Chairman Einkauf stated that the motion and second to return Tamarron Section 11 Final Plat for additional data by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley

Nays: None

Absent: Royer

The same problem exists for Section 13, 25, and 33. Chairman Einkauf stated that is why he choose to take these items separately.

Chairman Einkauf stated that if no objection he would like to take items 7,8 and 9 in one motion. The Commission was silent.

7. Consideration and possible action on Tamarron Section 13/Final Plat

8. Consideration and possible action on Tamarron Section 25/Final Plat

9. Consideration and possible action on Tamarron Section 33/Final Plat

A motion was made by Planning and Zoning Member Worley not to approve items 7, 8 and 9. It was seconded by Planning and Zoning Member Haynes. Chairman Einkauf stated we have a motion and a second to return items 7, 8, and 9 for additional data. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley

[Type text]

Planning and Zoning Commission Minutes
December 12, 2014
Page 4

Nays: None
Absent: Royer

10. Consideration and possible action on Tamarron Remote Water Well/Final Plat
Ms. Killebrew stated that no information is required on this plat and is okay for approval.

A motion was made by Planning and Zoning Member Collins to approve Tamarron Remote Water Well/Final Plat. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None
Absent: Royer

11. Consideration and possible action on The Market @Cross Creek Ranch/Preliminary Plat

A motion was made by Planning and Zoning Member Worley to approve the Market at Cross Creek Ranch/ Preliminary Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None
Absent: Royer

12. Consideration and possible action on Cross Creek Ranch Revised General Plan/Revised Final Plat

Planning and Zoning Member Pearce stated that the items are not drawn as built. Also, the school site shown as a high school and a junior but not identified as such.

Kerry Gilbert stated that as they move through the project, it is their intent to keep the City updated but possibly could have overlooked some labels. He stated he was trying to get the major revisions in front of us and apologize for anything over looked.

A motion was made by Planning and Zoning Member Pearce to approve Cross Creek Ranch Revised General Plan/Revised Final Plat pending changes/adjustments already in place. It was seconded by Planning and Zoning Member Haynes. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None

[Type text]

Planning and Zoning Commission Minutes
December 12, 2014
Page 5

Absent: Royer

13. Consideration and possible action on Creek Falls Section 1/ Preliminary Plat

A motion was made by Planning and Zoning Member Worley to approve Creek Falls Section 1/Preliminary Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley

Nays: None

Absent: Royer

14. Consideration and possible action on Creek Cove Section 7/Preliminary Plat

A motion was made by Planning and Zoning Member Worley to approve Creek Cove Section 7/Preliminary Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley

Nays: None

Absent: Royer

15. Consideration and possible action on Cross Creek Ranch Active Adult Section 1/ Preliminary Plat

Rob Bamford, representative for Cross Creek Ranch stated that this will be a 73 acres project which will be an active Adult Section (this style of living) approximately 730 lots. These lots will be smaller in size and addressing a particular housing need. It will be gated with private streets. It will cater to age group 55 and plus. Other age groups will not be allowed to stay over 3 months out of a year in this particular section which will allow people to have their grandkids over on weekends and during the summer. This will be monitored by the association to ensure this requirement is met 85% of the time. There was a ten minute discussion between Cross Creek representatives, Kerry Gilbert and Rob Bamford and the Commission Members. The Commission was satisfied with the answers received.

A motion was made by Planning and Zoning Member Worley to approve Cross Creek Ranch Active Adult Section 1/ Preliminary Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley

Nays: None

Absent: Royer

[Type text]

Planning and Zoning Commission Minutes
December 12, 2014
Page 6

Chairman Einkauf requested to do items 16, 17, and 18 in one motion if there no objection from the Commission. The Commission was silent.

16. Consideration and possible action on Cross Creek Ranch Active Adult Section 2/Preliminary Plat

17. Consideration and possible action on Cross Creek Ranch Active Adult Section 3/Preliminary Plat

18. Consideration and possible action on Cross Creek Ranch Active Adult Section 4/Preliminary Plat

A motion was made by Planning and Zoning Member Collins to approve items 16, 17, and 18 per recommendations from City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley

Nays: None

Absent: Royer

Chairman Einkauf stated he would like to take items 19 and 20 in one motion if there are no objection from the Commission. The Commission was silent.

19. Consideration and possible action on Fulshear Run Section 1/ Preliminary Plat

20. Consideration and possible action on Fulshear Run Section 2/ Preliminary Plat

Doug Konopka, developer for Fulshear Run, stated he is requesting Preliminary Plats be approved for Fulshear Run with some minor errors. He stated that the right of way should be a 60 foot instead of 50 foot but Mr. Konopka stated he failed to pass this information along to his engineer. He stated that all of the lots will meet the minimum requirements but did not have time to make the changes on a new preliminary plat.

A motion was made by Planning and Zoning Member Worley to approve items 19 and 20 per recommendations from City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley

Nays: None

Absent: Royer

21. Consideration and possible action on Fulshear Run Street Dedication 1- Section 3 Preliminary Plat

A motion was made by Planning and Zoning Member Worley to approve Fulshear Run Street Dedication one-Section 3 Preliminary Plat. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

[Type text]

Planning and Zoning Commission Minutes
December 12, 2014
Page 7

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None
Absent: Royer

22. Consideration and possible action on Fulshear Trace Dedication Extension 2/ Final Plat

A motion was made by Planning and Zoning Member Worley to approve Fulshear Trace Dedication Extension 2/Final Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None
Absent: Royer

23. Consideration and possible action on South Paw at Cross Creek Ranch/Final Plat

A motion was made by Planning and Zoning Member Collins to approve South Paw at Cross Creek Ranch/Final Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None
Absent: Royer

24. Consideration and possible action on Special Use Permit Request regarding site location Lot 10, Block 14, Town of Fulshear to change use of vacant land to business/office establishment.

A motion was made by Planning and Zoning Member Worley to approve Special Use Permit request regarding site location Lot 10, Block 14, Town of Fulshear to change use of vacant land to business/office establishment. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None
Absent: Royer

25. Consideration and possible action on Tamarron Section 1/Partial Replat/ Preliminary Plat

A motion was made by Planning and Zoning Member Worley to approve Tamarron Section 1/Partial Replat/Preliminary Plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

[Type text]

Planning and Zoning Commission Minutes
December 12, 2014
Page 8

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None
Absent: Royer

26. Consideration and possible action on Tamarron Section 30/ Preliminary Plat

A motion was made by Planning and Zoning Member Worley to approve Tamarron Section 30/ Preliminary Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None
Absent: Royer

27. Consideration and possible action on Fulbrook on Fulshear Creek Master Signage Plan

Ms. Killebrew, Building Official, states that this signage plan will add some marketing signs and give a new look to some of the old signs.

Chairman Einkauf stated he has met with this group earlier to discuss signage and this is a result of that meeting.

A motion was made by Planning and Zoning Member Worley to approve Fulbrook on Fulshear Creek Master Signage Plan. It was seconded by Planning and Zoning Member Collins. It was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None
Absent: Royer

28. Consideration and possible action on Katy Public Storage/Replat/Final Plat

A motion was made by Planning and Zoning Member Worley to approve Katy Public Storage/ Replat Final Plat. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Collins, Einkauf, Haynes, Leary, Pearce, and Worley
Nays: None
Absent: Royer

Planning and Zoning Member Collins left at 9:20 a.m. and Planning and Zoning Member Worley left at 9:25 a.m. A quorum was still present for the Presentations.

Planning and Zoning Commission Minutes
December 12, 2014
Page 9

29. Discussion on Presentation by City Administrator, C.J. Snipes, pertaining the applicability of the City's Zoning Ordinance to Cross Creek Ranch in consideration of the Development Agreement.

Mr. C. J. Snipes, City Administrator, discussed the City's Zoning Ordinance in relationship to Cross Creek Development Agreement. The City has no say over what Johnson Development (as a 1st generation development) was signed in year 2006 before zoning ordinance. No action was taken.

30. Consideration and possible action to approve modification of the City's Major Thoroughfare Plan

Gary Mitchell, of Kendig Keast, gave an overview to the Commission regarding the City's new Major Thoroughfare Plan. There was approximately a ten minute discussion among the Commission and the audience.

Kerry Gilbert stated he needs more time to consider the changes in the thoroughfare plan. He stated he just learned of this new option regarding the 120 foot right of way on Monday and their project has been underway for over a year now.

Sam Yager, a developer, stated he would like to look at the mechanical issues and the location.

A motion was made by Planning and Zoning Member Haynes to postpone action to approve modification of the City's Major Thoroughfare Plan. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Einkauf, Haynes, Leary, and Pearce

Nays: None

Absent: Royer, Collins, and Worley

31. Consideration and possible action to approve modification of the City's Subdivision Ordinance relating to Construction Design Standards for Streets and Roadways

A motion was made by Planning and Zoning Member Haynes to approve modification of the City's Subdivision Ordinance relating to construction design standards for streets and roadways. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Einkauf, Haynes, Leary, and Pearce

Nays: None

Absent: Royer, Collins, and Worley

32. Discussion of Presentation by Sam Yager, Inc. regarding their development of Fulshear Lakes

[Type text]

Planning and Zoning Commission Minutes
December 12, 2014
Page 10

Sam Yager presented an overview for the development of Fulshear Lakes. Mr. Yager provided information regarding his background and his company.

This development will be located north of Weston Lakes between Rogers Road and FM 1093. A majority of the property is located within City of Fulshear's ETJ. A small portion will be annexed into the ETJ.

There are locations along FM 1093 and Rogers road for mixed use. Home prices projected to range from \$220's to \$700's. Mr. Yager conclude his presentation and asked if there were any questions. There was a few minutes of questions and answers among the group.

No action was taken on this item.

33. Discussion of Presentation by New Quest on Commercial Tracts in Cross Creek Ranch along FM 1463

A representative from New Quest presented to the Commission on the upcoming Commercial projects within Cross Creek Ranch. This project will be a 100% retail development. Lantana will be developing this project. Parking requirements are above the City's requirement for parking. There will be several shops (shops are unknown at this time).

No action was taken.

34. Adjourn

A motion was made by Planning and Zoning Member Haynes to adjourn. It was seconded by Planning and Zoning Member Leary. The motion to adjourn was carried by the following vote:

Ayes: Einkauf, Haynes, Leary, and Pearce

Nays: None

Absent: Royer, Collins, and Worley